



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

LESLIE M. MOORE AND
MAGDALENA M. ROOD
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
June 22, 2007

DESCRIPTION FOR PARCEL 5118.59WE

DESCRIPTION OF A 0.003 ACRE (136 SQUARE FOOT) TRACT OF LAND OUT OF LOT B, RAGLAND SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 15, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT B BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED SEPTEMBER 23, 1999 TO LESLIE M. MOORE AND MAGDALENA M. ROOD, RECORDED IN DOCUMENT NO. 1999118846, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.003 ACRE (136 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a calculated point on the north line of a tract of land described in a Warranty Deed with Vendor's Lien executed June 1, 1995 to Leslie M. Moore and Magdalena M. Rood, recorded in Volume 12451, Page 2251, Real Property Records of Travis County, Texas, at the southwest corner of said Lot B and at the southeast corner of Lot A of said Ragland Subdivision, from said point, a 5/8" iron pipe found, bears S 28°17'16" W, 0.26 feet;

THENCE, N 28°17'16" E, with the west line of said Lot B and the east line of said Lot A, a distance of 5.00 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,277.24, E=3,110,862.91, on the north line of a 5-foot wide sanitary sewer easement recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, for the southwest corner and the **POINT OF BEGINNING** of this tract;

THENCE, N 28°17'16" E, continuing with the west line of said Lot B and the east line of said Lot A, a distance of 5.00 feet to a 60d nail set for the northwest corner of this tract, from said point, a 5/8" iron pipe found on the south right-of-way line of Copeland Street, a 40-foot wide right-of-way, at the northwest corner of said Lot B and at the northeast corner of said Lot A, bears N 28°17'16" E, 153.16 feet;

THENCE, across said Lot B, the following three (3) courses:

- 1) S 63°03'29" E, a distance of 27.14 feet to a 60d nail set for the northeast corner of this tract;

0.003 Acre (136 Square Feet)
Wastewater Easement

5118.59WE

- 2) S 28°11'30" W, a distance of 5.00 feet to a 60d nail set on the north line of said 5-foot wide sanitary sewer easement, for the southeast corner of this tract;
- 3) N 63°03'29" W, with the north line of said 5-foot wide sanitary sewer easement, a distance of 27.15 feet to the **POINT OF BEGINNING** and containing 0.003 acre (136 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

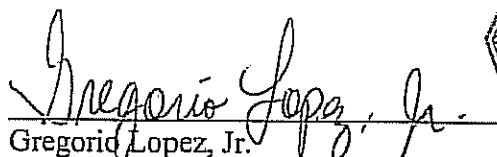
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

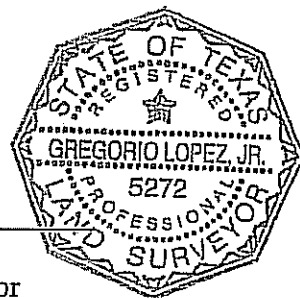
KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 22nd day of June, 2007, A.D.

Macias & Associates, L.P.
 5410 South 1st Street
 Austin, Texas 78745
 512-442-7875


 Gregorio Lopez, Jr.
 Registered Professional Land Surveyor
 No. 5272 – State of Texas



FIELD NOTES REVIEWED

REFERENCES

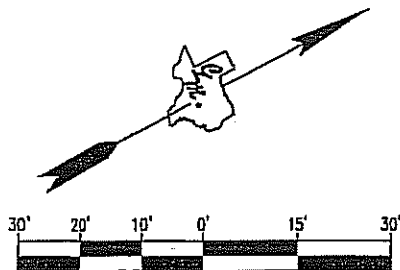
MAPSCO 2003 614H
 Austin Grid No. MH-21
 TCAD PARCEL ID NO. 01-0101-1122
 MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

By: PSA Date: 6-29-07
 Austin Clean Water Program
 Survey Coordinator

0.003 Acre (136 Square Feet)
 Wastewater Easement

5118.59WE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

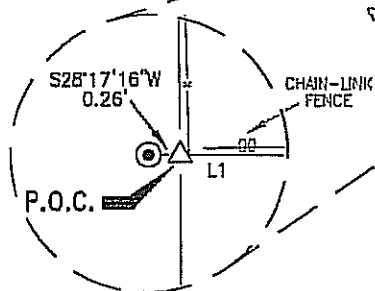


GRAPHIC SCALE

1"=30'

LEGEND

- ⊙ 5/8" IRON PIPE FOUND
- △ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- PL — PROPERTY LINE
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- D.C.M.T.C. DISTRICT COURT MINUTES OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION

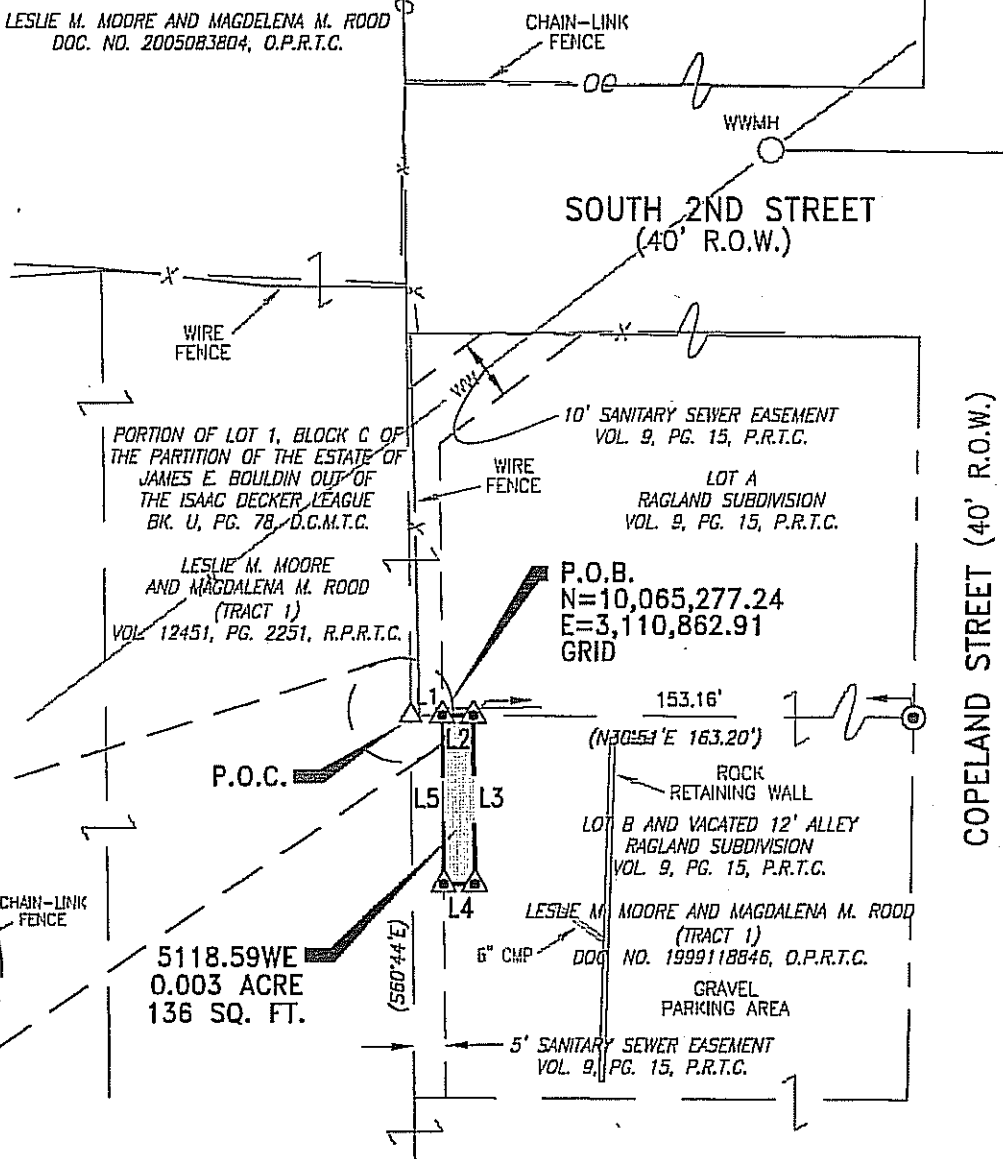


NOT TO SCALE

LOT 1
JUDY FRANKLIN SUBDIVISION
BK. 55, PG. 79, P.R.T.C.

LESLIE M. MOORE AND MAGDELENA M. ROOD
DOC. NO. 2005083804, O.P.R.T.C.

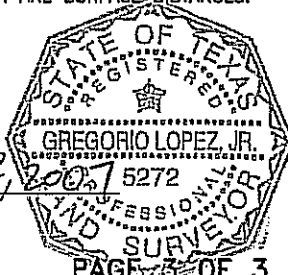
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N28°17'16"E	5.00'
L2	N28°17'16"E	5.00'
L3	S63°03'29"E	27.14'
L4	S28°11'30"W	5.00'
L5	N63°03'29"W	27.15'



BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

Gregorio Lopez, Jr. June 22, 2007
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas



DATE: 6-22-07
DRAWN BY: ALM
MAI JOB NO.: 290-22-07
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\5 2ND\2902207\DWG\5118.59WE.dwg

MACIAS & ASSOCIATES, L.P.

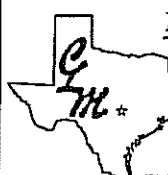
LAND SURVEYORS



5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512) 442-7875

FAX (512) 442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET





MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

LESLIE M. MOORE AND
MAGDALENA M. ROOD
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)

DESCRIPTION FOR PARCEL 5118.23WE

DESCRIPTION OF A 0.030 ACRE (1,338 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS; SAID 0.030 ACRE (1,338 SQUARE FOOT) TRACT ALSO BEING OUT OF A TRACT OF LAND DESCRIBED AS TRACTS 1 & 2 IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED JUNE 1, 1995 TO LESLIE M. MOORE AND MAGDALENA M. ROOD, RECORDED IN VOLUME 12451, PAGE 2251, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.030 ACRE (1,338 SQUARE FOOT) TRACT BEING DESCRIBED AS PART ONE CONTAINING 0.022 ACRE (968 SQUARE FEET) AND PART TWO CONTAINING 0.008 ACRE (370 SQUARE FEET) AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Part 1

COMMENCING for reference at a 1/2" iron pipe found on the north line of Lot 1, Judy Franklin Subdivision, a subdivision recorded in Volume 55, Page 79, Plat Records of Travis County, Texas, at the termination of the west right-of-way line of South 2nd Street, a 40-foot wide right-of-way, and at the southeast corner of Lot 3, Block 4, Oak Cliff Addition, a subdivision recorded in Volume 3, Page 81, Plat Records of Travis County, Texas;

THENCE, S 63°03'29" E, with the common line between South 2nd Street and said Lot 1, a distance of 32.00 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,304.31, E=3,110,798.61, at the northwest corner of said Tract 1 and at the northeast corner of said Lot 1, for the northwest corner and the **POINT OF BEGINNING** of this tract, from said point, a 5/8" iron pipe found, bears N 30°20'54" E, 0.68 feet;

THENCE, S 63°03'29" E, with the common line between South 2nd Street and said Tract 1, at 8.01 feet, pass a 1/2" iron pipe found at the termination of the east right-of-way line of South 2nd Street and at the southwest corner of Lot A, Ragland Subdivision, a subdivision recorded in

Part 1 - 0.022 Acre (968 Square Feet)
Part 2 - 0.008 Acre (370 Square Feet)
Wastewater Easement

5118.23WE

Volume 9, Page 15, Plat Records of Travis County, Texas, and continuing with the north line of said Tract 1 and the south line of Lots A and B of said Ragland Subdivision, a total distance of 96.64 feet to a 60d nail set for the northeast corner of this tract;

THENCE, across said Tract 1, the following two (2) courses:

- 1) S 28°11'30" W, a distance of 10.00 feet to a 60d nail set for the southeast corner of this tract;
- 2) N 63°03'29" W, a distance of 97.02 feet to a 60d nail set on the west line of said Tract 1 and on the east line of said Lot 1, for the southwest corner of this tract, from said point, a 1/2" iron found on the east line of said Lot 1, at the southwest corner of said Tract 1 and at the northwest corner of a tract of land described as Tract 2 in said Warranty Deed with Vendor's Lien executed June 1, 1995 to Leslie M. Moore and Magdalena M. Rood, bears S 30°20'54" W, 39.27 feet;

THENCE, N 30°20'54" E, with the west line of said Tract 1 and the east line of said Lot 1, a distance of 10.02 feet to the **POINT OF BEGINNING** and containing 0.022 acre (968 square feet) of land.

Part 2

COMMENCING for reference at a 1/2" iron pipe found at an angle point on the north line of a 0.9675 acre tract described as Tract 1 in a General Warranty Deed executed February 11, 1982 to the City of Austin, recorded in Volume 7682, Page 204, Deed Records of Travis County, Texas, at the southwest corner of said Tract 2 and at the most southerly corner of Lot 1, Judy Franklin Subdivision, a subdivision recorded in Volume 55, Page 79, Plat Records of Travis County, Texas;

THENCE, S 37°15'53" E, with the south line of said Tract 2 and the north line of said 0.9675 acre tract, a distance of 83.44 feet to mag nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,160.69, E=3,110,808.54, for the southwest corner and the **POINT OF BEGINNING** of this tract;

THENCE, across said Tract 2, the following three (3) courses:

- 1) N 28°11'30" E, a distance of 13.93 feet to 60d nail set for the northwest corner of this tract;
- 2) S 61°48'30" E, a distance of 20.00 feet to a 60d nail set for the northeast corner of this tract;

- 3) S 28°11'30"W, a distance of 23.06 feet to a 60d nail set on the south line of said Tract 2 and on the north line of said 0.9675 acre tract, for the southeast corner of this tract, from said point, a 60d nail found at a corner of said Moore/Rood tract, bears S 37°15'53" E, 24.64 feet, and S 06°15'27" W, 4.03 feet;

THENCE, N 37°15'53" W, with the south line of said Tract 2 and the north line of said 0.9675 acre tract, a distance of 21.99 feet to the **POINT OF BEGINNING** and containing 0.008 acre (370 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

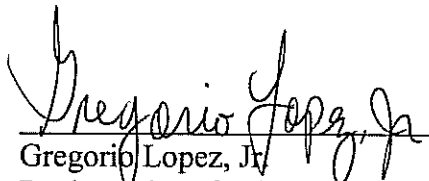
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

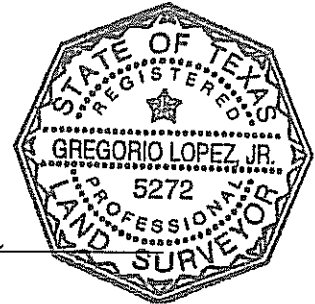
KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

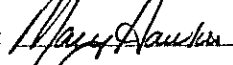
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 24th day of April, 2008, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



FIELD NOTES REVIEWED

By:  Date 6/17/10

Engineering Support Section
Department of Public Works
and Transportation

REFERENCES

MAPSCO 2003 614H
Austin Grid No. MH-21

TCAD PARCEL ID NO. 01-0101-1122

MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-24-07

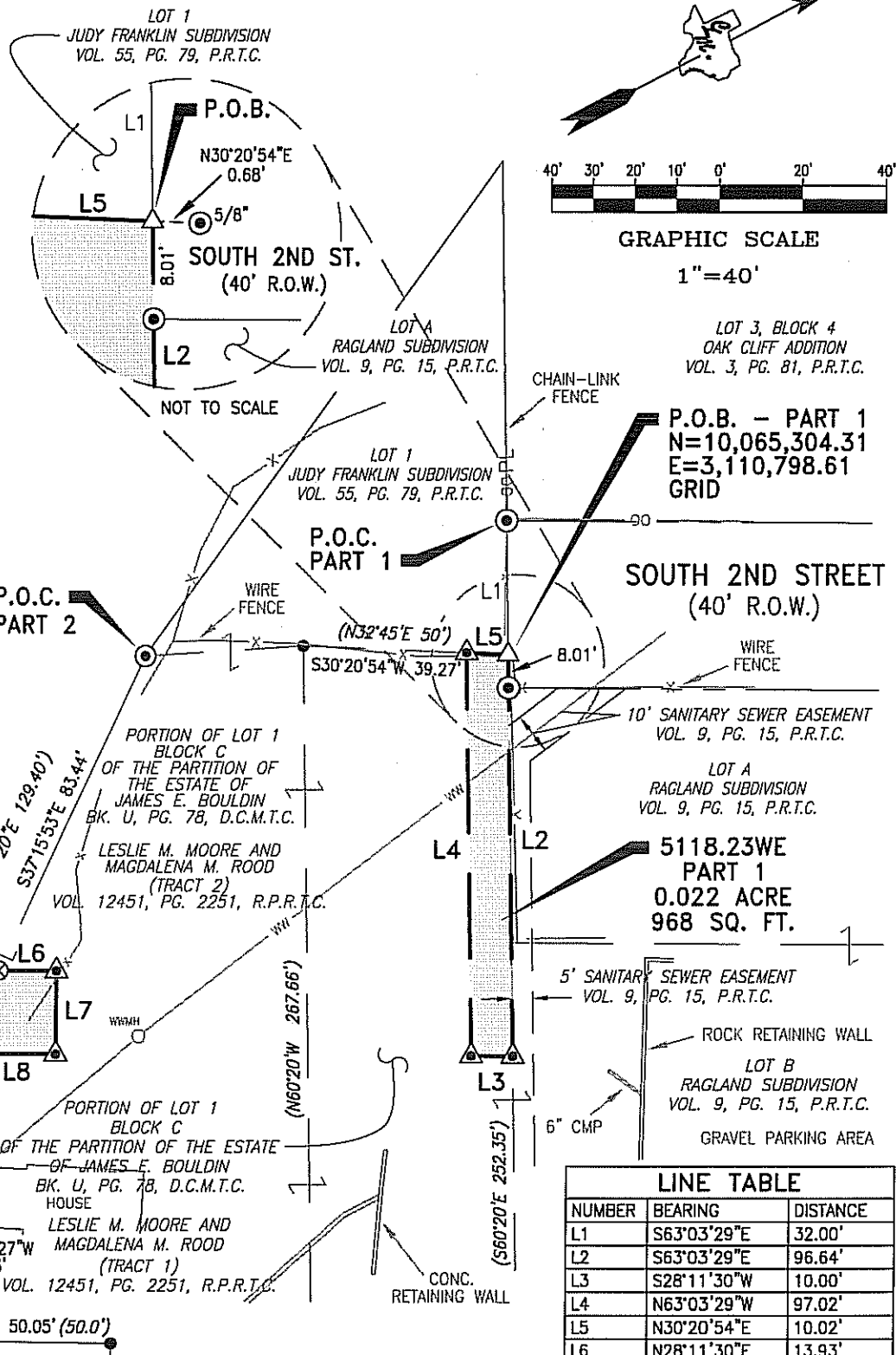
Part 1 - 0.022 Acre (968 Square Feet)
Part 2 - 0.008 Acre (370 Square Feet)
Wastewater Easement

5118.23WE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- △ 60D NAIL SET
- ⊗ MAG NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- PL — PROPERTY LINE
- VOL., PG. VOLUME, PAGE
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- D.C.M.T.C. DISTRICT COURT MINUTES TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION



PORTION OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE BK. U, PG. 78, D.C.M.T.C.

CITY OF AUSTIN (TRACT 1 - 0.9675 AC.) VOL. 7682, PG. 204, D.R.T.C.

P.O.B. - PART 2
N=10,065,160.69
E=3,110,808.54
GRID

N37°15'53"W 21.99'

5118.23WE
PART 2
0.008 ACRE
370 SQ. FT.

BUCK ALLAN (0.161 AC.) DOC. NO. 2007017412 O.P.R.T.C.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

PAGE 4 OF 4

DATE: 4-24-08
DRAWN BY: ALM
MAI JOB NO.: 290-24-07
REFERENCE: F.B. 410 & 472

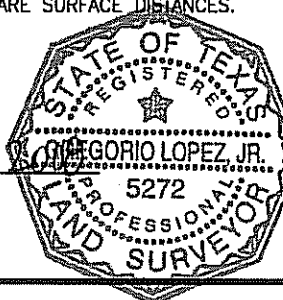
J:\JOBS\BINKLEY-BARFIELD\5 2ND\2903809\DWG\5118.23WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

Gregorio Lopez, Jr. April 24, 2008
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas





MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

LESLIE M. MOORE AND
MAGDALENA M. ROOD
TO
CITY OF AUSTIN
(WASTEWATER LINE EASEMENT
FOR SUBTERRANEAN TUNNEL)

DESCRIPTION FOR PARCEL 5118.23WLEFST

DESCRIPTION OF A 0.046 ACRE (1,997 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS; SAID 0.046 ACRE (1,997 SQUARE FOOT) TRACT ALSO BEING OUT OF A TRACT OF LAND DESCRIBED AS TRACTS 1 & 2 IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED JUNE 1, 1995 TO LESLIE M. MOORE AND MAGDALENA M. ROOD, RECORDED IN VOLUME 12451, PAGE 2251, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.046 ACRE (1,997 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" iron pipe found at an angle point on the north line of a 0.9675 acre tract described as Tract 1 in a General Warranty Deed executed February 11, 1982 to the City of Austin, recorded in Volume 7682, Page 204, Deed Records of Travis County, Texas, at the southwest corner of said Tract 2 and at the most southerly corner of Lot 1, Judy Franklin Subdivision, a subdivision recorded in Volume 55, Page 79, Plat Records of Travis County, Texas;

THENCE, S 37°15'53" E, with the south line of said Tract 2 and the north line of said 0.9675 acre tract, a distance of 83.44 feet to mag nail set, and N 28°11'30" E, across said Tract 2, a distance of 13.93 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,172.97, E=3,110,815.12, for the southwest corner and the **POINT OF BEGINNING** of this tract;

THENCE, N 28°11'30" E, across said Tracts 1 & 2, a distance of 99.64 feet to 60d nail set for the northwest corner of this tract, from said point, a 1/2" iron pipe found on the north line of said Tract 1 and at the southwest corner of Lot A, Ragland Subdivision, a subdivision recorded Volume 9, Page 15, Plat Records of Travis County, Texas, bears N 28°11'30" E, 10.00 feet, and N 63°03'29" W, 68.63 feet;

THENCE, S 63°03'29" E, across said Tract 1, a distance of 20.00 feet to a 60d nail set for the northeast corner of this tract;

THENCE, S 28°11'30"W, across said Tracts 1 & 2, a distance of 100.08 feet to a 60d nail set for the southeast corner of this tract;

THENCE, N 61°48'30" W, across said Tract 2, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.046 acre (1,997 square feet) of land.

BEARING BASIS NOTE

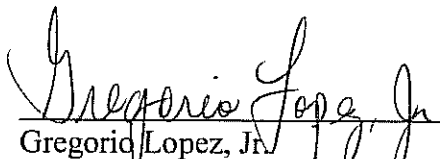
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THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

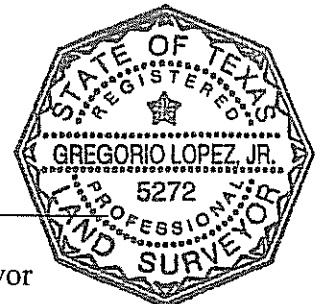
That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 24th day of June, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



FIELD NOTES REVIEWED

By:  Date 7/29/10

Engineering Support Section
Department of Public Works
and Transportation

REFERENCES

MAPSCO 2003 614H

Austin Grid No. MH-21

TCAD PARCEL ID NO. 01-0101-1122

MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-39-10

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PORTION OF LOT 1, BLOCK C
OF THE PARTITION OF THE ESTATE
OF JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

CITY OF AUSTIN
(TRACT 1 - 0.9675 AC.)
VOL. 7682, PG. 204, D.R.T.C.

LOT 1
JUDY FRANKLIN SUBDIVISION
BK. 55, PG. 79, P.R.T.C.

SOUTH 2ND STREET
(40' R.O.W.)

LOT A
RAGLAND SUBDIVISION
VOL. 9, PG. 15, P.R.T.C.

LOT B
RAGLAND SUBDIVISION
VOL. 9, PG. 15, P.R.T.C.

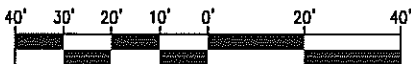
PORTION OF LOT 1, BLOCK C
OF THE PARTITION OF THE ESTATE
OF JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

LESLIE M. MOORE AND
MAGDALENA M. ROOD
(TRACT 1)
VOL. 12451, PG. 2251, R.P.R.T.C.

LESLIE M. MOORE AND
MAGDALENA M. ROOD
(TRACT 2)
VOL. 12451, PG. 2251, R.P.R.T.C.

ISAAC DECKER LEAGUE

SOUTH 1ST STREET (60' R.O.W.)



GRAPHIC SCALE

1"=40'

LEGEND

- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- ⊗ MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- PL — PROPERTY LINE
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- D.C.M.T.C. DISTRICT COURT MINUTES OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION

N28°11'30"E
13.93'

N61°48'30"W
20.00'

S37°15'53"E
83.44'

S37°15'53"E
46.63'

S63°03'07"E
45.00'

N28°47'32"E
50.05'

S62°02'37"E
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BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

PAGE 3 OF 3

DATE: 6-24-10
DRAWN BY: ALM
MAI JOB NO.: 290-39-10
REFERENCE: F.B. 410 & 472

\\JOBS\BINKLEY-BARFIELD\S 2ND\2903910\DWG\5118.23WLEFST.dwg

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

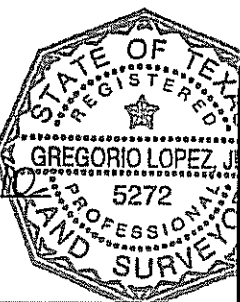


5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

Gregorio Lopez, Jr. June 24, 2010
Date:
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas





MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

LESLIE M. MOORE AND
MAGDALENA M. ROOD
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)

DESCRIPTION FOR PARCEL 5118.23TWSE

DESCRIPTION OF A 0.167 ACRE (7,275 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS; SAID 0.167 ACRE (7,275 SQUARE FOOT) TRACT ALSO BEING OUT OF THAT SAME TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED JUNE 1, 1995 TO LESLIE M. MOORE AND MAGDALENA M. ROOD, RECORDED IN VOLUME 12451, PAGE 2251, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.167 ACRE (7,275 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" iron pipe found on the north line of said Moore/Rood tract, at the termination of the east right-of-way line of South 2nd Street, a 40-foot wide right-of-way, and the southwest corner of Lot A, Ragland Subdivision, a subdivision recorded in Volume 9, Page 15, Plat Records of Travis County, Texas;

THENCE, N 63°03'29" W, with the common line between South 2nd Street and said Moore/Rood tract, a distance of 8.01 feet to a calculated point at the northwest corner of said Moore/Rood tract and the northeast corner of Lot 1, Judy Franklin Subdivision, a subdivision recorded in Volume 55, Page 79, Plat Records of Travis County, Texas, from said point, a 5/8" iron pipe found, bears N 30°20'54" E, 0.68 feet;

THENCE, S 30°20'54" W, with the west line of said Moore/ Rood tract and the east line of said Lot 1, a distance of 10.02 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,295.67, E=3,110,793.54, for the northwest corner and **POINT OF BEGINNING** of this tract;

THENCE, across said Moore/Rood tract, the following two (2) courses:

- 1) S 63°03'29" E, a distance of 97.02 feet to a 60d nail set for an interior corner of this tract;

0.167 Acre (7,275 Square Feet)
Temporary Working Space Easement

5118.23TWSE

- 2) N 28°11'30" E, a distance of 10.00 feet to a 60d nail set on the north line of said Moore/Rood tract and the south line of Lot B of said Ragland Subdivision, for a corner of this tract, from said point, a 1/2" iron pipe found on the north line of said Moore/Rood tract, at the termination of the east right-of-way line of South 2nd Street and the southwest corner of said Lot A, bears N 63°03'29" W, 88.63 feet;

THENCE, S 63°03'29" E, with the north line of said Moore/Rood tract and the south line of said Lot B, a distance of 20.00 feet to a calculated point for northeast corner of this tract;

THENCE, S 28°11'30" W, across said Moore/Rood tract, a distance of 142.71 feet to a calculated point on the south line of said Moore/Rood tract and the north line of a 0.9675 acre tract described as Tract 1 in a General Warranty Deed executed February 11, 1982 to the City of Austin, recorded in Volume 7682, Page 204, Deed Records of Travis County, Texas, for the southeast corner of this tract, from said point, a 60d nail found at a corner of said Moore/Rood tract, bears S 37°15'53" E, 2.65 feet, and S 06°15'27" W, 4.03 feet;

THENCE, N 37°15'53" W, with the south line of said Moore/Rood tract and the north line of said 0.9675 acre tract, a distance of 21.99 feet to a 60d nail set for a corner of this tract, from said point, a 1/2" iron pipe found at an angle point on the north line of said 0.9675 acre tract, at the southwest corner of said Moore/Rood tract and the southeast corner of said Lot 1 of Judy Franklin Subdivision, bears N 37°15'53" W, 105.43 feet;

THENCE, across said Moore/Rood tract, the following four (4) courses:

- 1) N 28°11'30" E, a distance of 23.06 feet to a calculated point;
- 2) N 61°48'30" W, a distance of 1.47 feet to a calculated point;
- 3) N 09°41'27" W, a distance of 99.72 feet to a calculated point;
- 4) N 63°03'29" W, a distance of 35.05 feet to a calculated point on the west line of said Moore/Rood tract and the east line of said Lot 1, for the most westerly southwest corner of this tract, from said point, a 1/2" iron rod found at an angle point on the common line between said Moore/Rood tract and said Lot 1, bears S 30°20'54" W, 19.23 feet;

THENCE, N 30°20'54" E, with the west line of said Moore/Rood tract and the east line of said Lot 1, a distance of 20.04 feet to the **POINT OF BEGINNING** and containing 0.167 acre (7,275 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

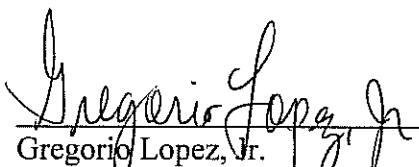
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 16th day of April, 2010, A.D.

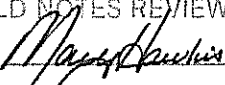
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



FIELD NOTES REVIEWED

By:  Date 6/17/10

Engineering Support Section
Department of Public Works
and Transportation

REFERENCES

MAPSCO 2003 614H
Austin Grid No. H-21

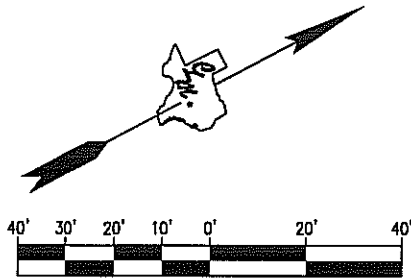
TCAD PARCEL ID NO. 01-0101-1122

MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-38-09

0.167 Acre (7,275 Square Feet)
Temporary Working Space Easement

5118.23TWSE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=40'

PORTION OF LOT 1, BLOCK C
OF THE PARTITION OF THE ESTATE
OF
JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

CITY OF AUSTIN
(TRACT 1 - 0.9675 AC.)
VOL. 7682, PG. 204, D.R.T.C.

PORTION OF LOT 1
BLOCK C
OF THE PARTITION OF
THE ESTATE OF
JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

LESLIE M. MOORE AND
MAGDALENA M. ROOD
(TRACT 2)
VOL. 12451, PG. 2251, R.P.R.T.C.

BUCK ALLAN
(0.161 AC.)
DOC. NO. 2007017412, O.P.R.T.C.

CITY OF AUSTIN
C/L OF SANITARY
SEWER ESMT.
(UNSPECIFIED WIDTH)
VOL. 448, PG. 589,
D.R.T.C.

PORTION OF LOT 1, BLOCK C
OF THE PARTITION OF
THE ESTATE OF
JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

KIMBERLY ANN EITZE
(50' X 100' OUT OF THE
SULLIVAN TRACT)
DOC. NO. 2002152885, O.P.R.T.C.

PORTION OF LOT 1, BLOCK C
OF THE PARTITION OF THE ESTATE
OF JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

DAVID R. WOODS
AND ELLEN BARTEL
(50' X 100' OUT OF THE SULLIVAN
TRACT)
VOL. 13142, PG. 1706, R.P.R.T.C.

PORTION OF LOT 1,
BLOCK C
OF THE PARTITION OF
THE ESTATE OF
JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

LESLIE M. MOORE AND
MAGDALENA M. ROOD
(TRACT 1)
VOL. 12451, PG. 2251, R.P.R.T.C.

LOT 1
FRANKLIN SUBDIVISION
BK. 55, PG. 79,
P.R.T.C.

SOUTH 2ND STREET
(40' R.O.W.)

10' SANITARY SEWER ESMT.
VOL. 9, PG. 15, P.R.T.C.
LOT A
RAGLAND SUBDIVISION
VOL. 9, PG. 15, P.R.T.C.

5' SANITARY SEWER ESMT.
VOL. 9, PG. 15, P.R.T.C.

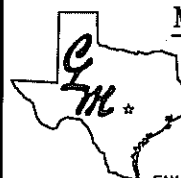
6" CMP
ROCK RETAINING WALL
GRAVEL PARKING AREA
LOT B
RAGLAND SUBDIVISION
VOL. 9, PG. 15, P.R.T.C.

ISAAC DECKER LEAGUE

SOUTH 1ST STREET
(60' R.O.W.)

DATE: 4-16-10
DRAWN BY: G.L.
MAI JOB NO.: 290-38-09
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2903809\DWG\5118.23TWS.dwg



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



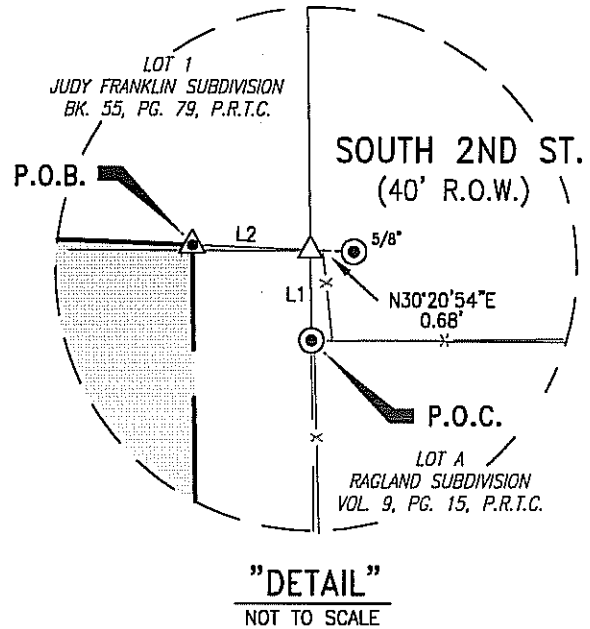
5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND	
●	1/2" IRON ROD FOUND
⊙	1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
▲	60D NAIL FOUND
△	60D NAIL SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
— PL —	PROPERTY LINE
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
D.C.M.T.C.	DISTRICT COURT MINUTES TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION



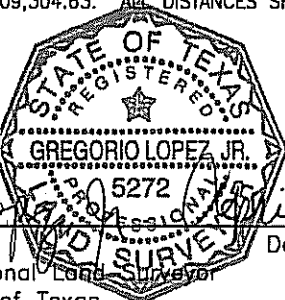
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N63°03'29"W	8.01'
L2	S30°20'54"W	10.02'
L3	S63°03'29"E	97.02'
L4	N28°11'30"E	10.00'
L5	N63°03'29"W	35.05'
L6	N30°20'54"E	20.04'
L7	S37°15'53"E	2.65'
L8	S06°15'27"W	4.03'
L9	S30°20'54"W	19.23'
L10	N63°03'29"W	32.00'

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

DATE: 4-16-10
DRAWN BY: G.L.
MAI JOB NO.: 290-38-09
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2903809\DWG\5118.23TWSE.dwg



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

Date: April 16, 2010

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

LESLIE M. MOORE AND
MAGDALENA M. ROOD
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)

DESCRIPTION FOR PARCEL 5118.22TWSE

DESCRIPTION OF A 0.025 ACRE (1,102 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, JUDY FRANKLIN SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 55, PAGE 79, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED MAY 11, 2005 TO LESLIE M. MOORE AND MAGDALENA M. ROOD, RECORDED IN DOCUMENT NO. 2005083804, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.025 ACRE (1,102 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" iron pipe found on the north line of a tract of land described in a Warranty Deed with Vendor's Lien executed June 1, 1995 to Leslie M. Moore and Magdalena M. Rood, recorded in Volume 12451, Page 2251, Real Property Records of Travis County, Texas, at the termination of the east right-of-way line of South 2nd Street, a 40-foot wide right-of-way, and the southwest corner of Lot A, Ragland Subdivision, a subdivision recorded in Volume 9, Page 15, Plat Records of Travis County, Texas;

THENCE, N 63°03'29" W, with the common line between South 2nd Street and said Moore/Rood tract, a distance of 8.01 feet to a calculated point at the northeast corner of said Lot 1 and the northwest corner of said Moore/Rood tract, from said point, a 5/8" iron pipe found, bears N 30°20'54" E, 0.68 feet;

THENCE, S 30°20'54"W, with the east line of said Lot 1 and the west line of said Moore/ Rood tract, a distance of 10.02 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,295.67, E=3,110,793.54, for the northeast corner and **POINT OF BEGINNING** of this tract;

THENCE, S 30°20'54" W, continuing with the east line of said Lot 1 and the west line of said Moore/Rood tract, a distance of 35.56 feet to a calculated point for the southeast corner of this tract, from said point, a 1/2" iron rod found at an angle point on the common line between said Lot 1 and said Moore/Rood tract, bears S 30°20'54" W, 3.70 feet;

0.025 Acre (1,102 Square Feet)
Temporary Working Space Easement

5118.22TWSE

THENCE, across said Lot 1, the following three (3) courses:

- 1) N 63°02'53" W, a distance of 30.43 feet to a calculated point for the southwest corner of this tract;
- 2) N 28°22'12" E, a distance of 35.51 feet to a 60d nail set for the northwest corner of this tract;
- 3) S 63°03'29" E, a distance of 31.66 feet to the **POINT OF BEGINNING** and containing 0.025 acre (1,102 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

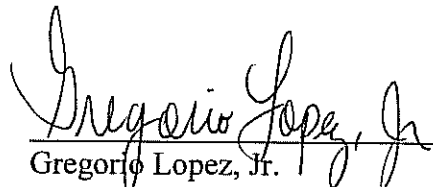
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

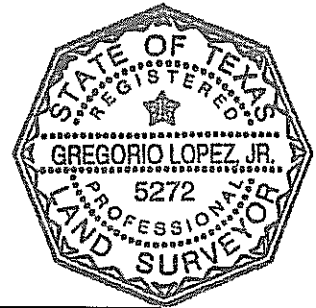
That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 16th day of April, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES

MAPSCO 2003 614H
Austin Grid No. H-21
TCAD PARCEL ID NO. 01-0101-1139
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-38-09

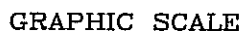
FIELD NOTES REVIEWED

By:  Date 6/17/10

Engineering Support Section
Department of Public Works
and Transportation

0.025 Acre (1,102 Square Feet)
Temporary Working Space Easement


5118.22TWSE

 $1'' = 20'$

1/2" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)

1/2" IRON ROD FOUND

△ GOD NAIL SET

 GOD NAIL SET

△ CALCULATED POINT

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

R.O.W. RIGHT-OF-WAY

— PL — PROPERTY LINE

DOC. NO. DOCUMENT NUMBER

VOL., PG. VOLUME, PAGE

P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY

R.P.R.T.C. REAL PROPERTY RECORDS
OF TRAVIS COUNTY

O.P.R.T.C. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY

D.C.M.T.C. DISTRICT COURT MINUTES
OF TRAVIS COUNTY

() RECORD INFORMATION

PORTION OF LOT 1, BLOCK C OF
THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

LESLIE M. MOORE AND MAGDALENA M. ROOD
(TRACT 2)
VOL. 12451, PG. 2251, R.P.R.T.C.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

20' DRAINAGE EASEMENT
VOL. 55, PG. 79, P.R.T.C.

S. 15 FT. OF LOT 2 AND
ALL OF LOT 3, BLOCK 4
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

AMY RICHTER AND
MARTINE LEE TORRES-APONTE
VOL. 10553, PG. 129, R.P.R.T.C.

NUMBER	BEARING	DISTANCE
L1	N63°03'29"W	8.01'
L2	N63°03'29"W	32.00'
L3	S30°20'54"W	10.02'
L4	S30°20'54"W	35.56'
L5	N63°02'53"W	30.43'
L6	N28°22'12"E	35.51'
L7	S63°03'29"E	31.66'
L8	S30°20'54"W	3.70'

CHAIN-LINK
FENCE

SOUTH 2ND STREET
(40' R.O.W.)

P.O.B.
N=10,065,295.67
E=3,110,793.54
GRID

PORTION OF LOT 1, BLOCK C OF THE
PARTITION OF THE ESTATE OF JAMES E. BOULDIN
BK. U, PG. 78, D.C.M.T.C.

LESLIE M. MOORE AND MAGDALENA M. ROOD
(TRACT 1)
VOL. 12451, PG. 2251, R.P.R.T.C.

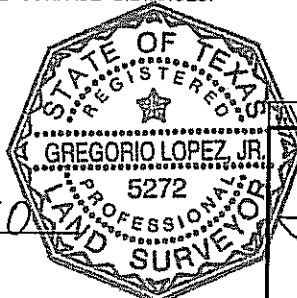
LOT A
RAGLAND SUBDIVISION
VOL. 9, PG. 15, P.R.T.C.

DATE: 4-16-10
DRAWN BY: G.L.
MAI JOB NO.: 290-38-09
REFERENCE: F.B. 410 & 472

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
512)442-7876 EMAIL: WWW.MACIASWORLD.COM

Gregorio Lopez, Jr. April 16, 2010
 Gregorio Lopez, Jr. Date:
 Registered Professional Land Surveyor
 No. 5272 - State of Texas



PAGE 4 OF 4



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

LESLIE M. MOORE AND
MAGDALENA M. ROOD
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
June 22, 2007

DESCRIPTION FOR PARCEL 5118.22WE

DESCRIPTION OF A 0.007 ACRE (318 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, JUDY FRANKLIN SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 55, PAGE 79, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED MAY 11, 2005 TO LESLIE M. MOORE AND MAGDALENA M. ROOD, RECORDED IN DOCUMENT NO. 2005083804, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.007 ACRE (318 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" iron pipe found on the north line of a tract of land described in a Warranty Deed with Vendor's Lien executed June 1, 1995 to Leslie M. Moore and Magdalena M. Rood, recorded in Volume 12451, Page 2251, Real Property Records of Travis County, Texas, at the termination of the east right-of-way line of South 2nd Street, a 40-foot wide right-of-way, and at the southwest corner of Lot A, Ragland Subdivision, a subdivision recorded in Volume 9, Page 15, Plat Records of Travis County, Texas;

THENCE, N 63°03'29" W, with the common line between South 2nd Street and said Moore/Rood tract, a distance of 8.01 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,304.31, E=3,110,798.61, at the northeast corner of said Lot 1 and at the northwest corner of said Moore/Rood tract, for the northeast corner and the **POINT OF BEGINNING** of this tract, from said point, a 5/8" iron pipe found, bears N 30°20'54" E, 0.68 feet;

THENCE, S 30°20'54" W, with the east line of said Lot 1 and the west line of said Moore/Rood tract, a distance of 10.02 feet to a 60d nail set for the southeast corner of this tract, from said point, a 1/2" iron rod found at an angle point on the common line between said Lot 1 and said Moore/Rood tract, bears S 30°20'54" W, 39.27 feet;

THENCE, across said Lot 1, the following two (2) courses:

- 1) N 63°03'29" W, a distance of 31.66 feet to a 60d nail set for the southwest corner of this tract;

0.007 Acre (318 Square Feet)
Wastewater Easement

5118.22WE

- 2) N 28°22'12" E, a distance of 10.00 feet to a 1/2" iron pipe found at the termination of the west right-of-way line of South 2nd Street, on the north line of said Lot 1 and at the southeast corner of Lot 3, Block 4, Oak Cliff Addition, a subdivision recorded in Volume 3, Page 81, Plat Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, S 63°03'29" E, with the common line between South 2nd Street and said Lot 1, a distance of 32.00 feet to the **POINT OF BEGINNING** and containing 0.007 acre (318 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

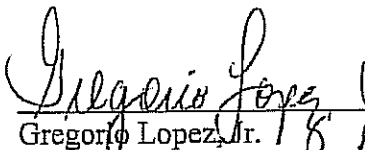
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

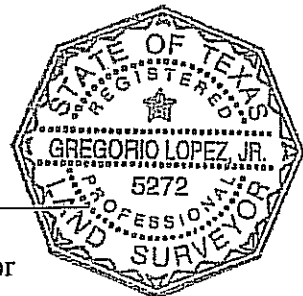
KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 22nd day of June, 2007, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES

MAPSCO 2003 614H
Austin Grid No. MH-21
TCAD PARCEL ID NO. 01-0101-1139
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

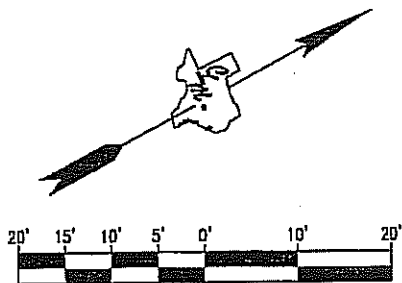
0.007 Acre (318 Square Feet)
Wastewater Easement

Page 2 of 3

FIELD NOTES REVIEWED 8.22WE
By:  Date: 6-27-07

Austin Clean Water Program
Survey Coordinator

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



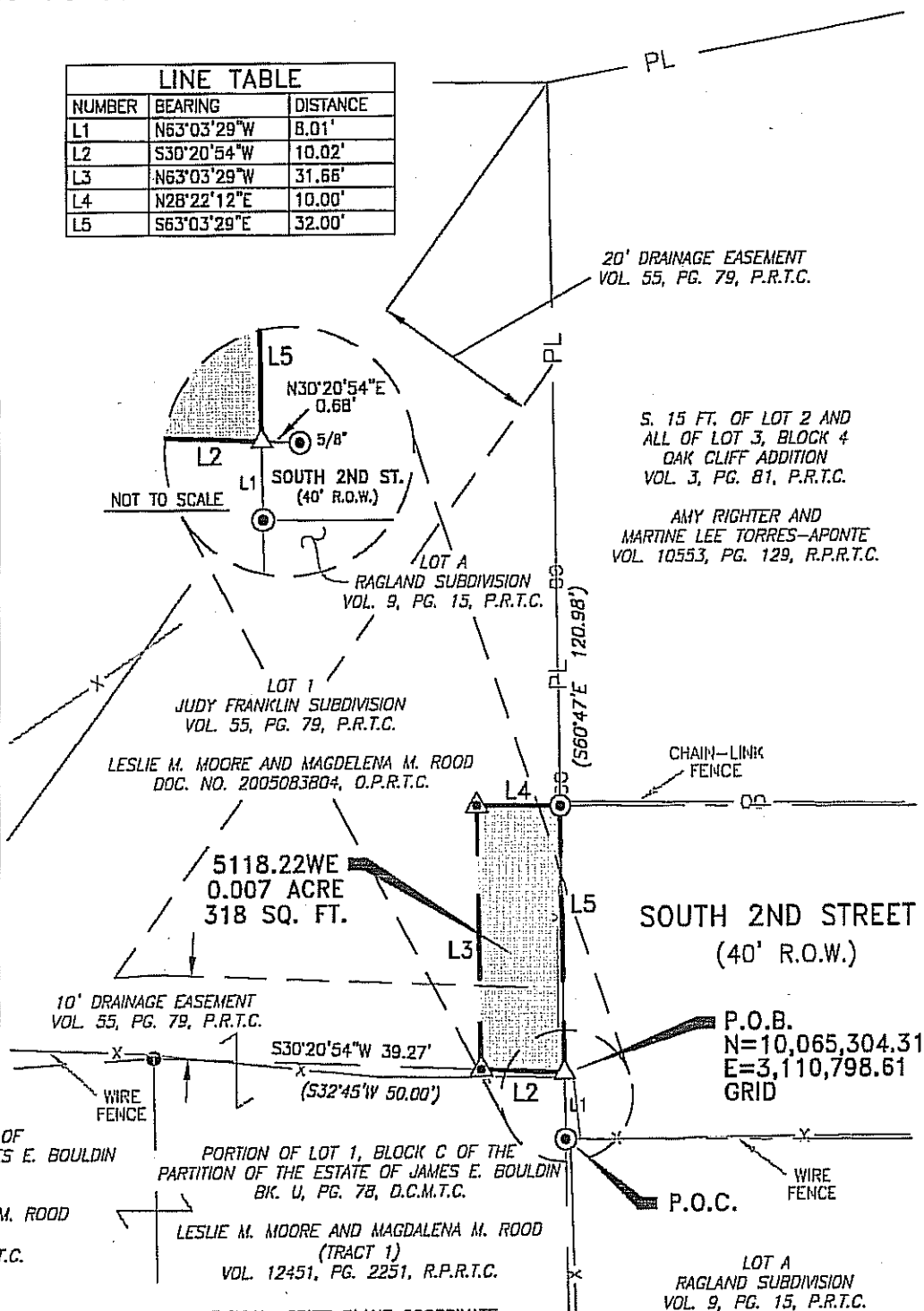
GRAPHIC SCALE

1"=20'

LEGEND

- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND
- △ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- PL — PROPERTY LINE
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- D.C.M.T.C. DISTRICT COURT MINUTES OF TRAVIS COUNTY
- () RECORD INFORMATION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N63°03'29"W	8.01'
L2	S30°20'54"W	10.02'
L3	N63°03'29"W	31.66'
L4	N28°22'12"E	10.00'
L5	S63°03'29"E	32.00'



PORTION OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN BK. U, PG. 78, D.C.M.T.C.

LESLIE M. MOORE AND MAGDALENA M. ROOD (TRACT 2) VOL. 12451, PG. 2251, R.P.R.T.C.

PORTION OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN BK. U, PG. 78, D.C.M.T.C.

LESLIE M. MOORE AND MAGDALENA M. ROOD (TRACT 1) VOL. 12451, PG. 2251, R.P.R.T.C.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



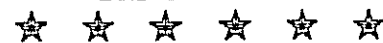
Gregorio Lopez Jr. - June 22, 2007
 Gregorio Lopez, Jr.
 Registered Professional Land Surveyor
 No. 5272 - State of Texas

Date:

PAGE 3 OF 3

DATE: 6-22-07
 DRAWN BY: ALM
 MAJ JOB NO.: 280-22-07
 REFERENCE: F.B. 410 & 472
 J:\JOBS\BINKLEY-BARFIELD\S 2ND\2802207\DWG\5118.22WE.dwg

MACIAS & ASSOCIATES, L.P.
 LAND SURVEYORS



5410 SOUTH 1ST STREET
 AUSTIN, TEXAS 78745 PH. (512)442-7875
 FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

June 8, 2007

Commonwealth Land Title Insurance Company
1717 West 6th Street, Suite 100
Austin, Texas 78703

RE: GF. No. 2519002247
Parcel No. 5118.22WE
Leslie M. Moore and Magdalena M. Rood
1003 South 2nd Street
Austin, Texas 78704
Lot 1, Judy Franklin Subdivision
Volume 55, Page 79, Plat Records
of Travis County, Texas
TCAD Parcel ID. No. 01-0101-1139

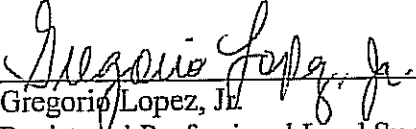
To All Parties Concerned:

I have reviewed Schedule B of the title commitment from Commonwealth Land Title Insurance Company, Effective Date: September 26, 2006, for the above referenced parcel and the results are as follows:

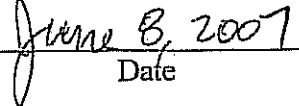
- A) The 20-foot wide drainage easement along the southwest property line as shown on the plat recorded in Volume 55, Page 79, Plat Records of Travis County, Texas, *does not affect the proposed WE.* (Item 10b)
- B) The 10-foot wide drainage easement along the east property line as shown on the plat recorded in Volume 55, Page 79, Plat Records of Travis County, Texas, *does affect the proposed WE.* (Item 10b)

Sincerely,





Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



Date



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

LESLIE M. MOORE AND
MAGDALENA M. ROOD
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
June 22, 2007

DESCRIPTION FOR PARCEL 5118.51WE

DESCRIPTION OF A 0.0054 ACRE (245 SQUARE FOOT) TRACT OF LAND OUT OF LOT A, RAGLAND SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 15, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT A BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED JULY 14, 2005 TO LESLIE M. MOORE AND MAGDALENA M. ROOD, RECORDED IN DOCUMENT NO. 2005129726, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0054 ACRE (245 SQUARE FOOT) TRACT BEING DESCRIBED AS PART ONE CONTAINING 0.0004 ACRE (17 SQUARE FEET) AND PART TWO CONTAINING 0.005 ACRE (228 SQUARE FEET) AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1

COMMENCING for reference at a 1/2" iron pipe found on the north line of a tract of land described in a Warranty Deed with Vendor's Lien executed June 1, 1995 to Leslie M. Moore and Magdalena M. Rood, recorded in Volume 12451, Page 2251, Real Property Records of Travis County, Texas, at the termination of the east right-of-way line of South 2nd Street, a 40-foot wide right-of-way, and at the southwest corner of Lot A of said Ragland Subdivision;

THENCE, N 28°22'12" E, with the east right-of-way line of South 2nd Street and the west line of said Lot A, a distance of 5.00 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,305.08, E=3,110,808.12, on the north line of a 5-foot wide sanitary sewer easement recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, for the southwest corner and the **POINT OF BEGINNING** of this tract;

THENCE, N 28°22'12" E, continuing with the east right-of-way line of South 2nd Street and the west line of said Lot A, a distance of 5.00 feet to a 60d nail set for the northwest corner of this tract;

Part 1 - 0.0004 Acre (17 Square Feet)
Part 2 - 0.005 Acre (228 Square Feet)
Wastewater Easement

5118.51WE

THENCE, across said Lot A, the following three (3) courses:

- 1) S 63°03'29" E, a distance of 1.50 feet to a 60d nail set on the west line of a 10-foot wide sanitary sewer easement recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, for the northeast corner of this tract;
- 2) S 09°41'27" E, with the west line of said 10-foot wide sanitary sewer easement, a distance of 6.23 feet to a 60d nail set on the north line of said 5-foot wide sanitary sewer easement, for the southeast corner of this tract;
- 3) N 63°03'29" W, with the north line of said 5-foot wide sanitary sewer easement, a distance of 5.34 feet to the **POINT OF BEGINNING** and containing 0.0004 acre (17 square feet) of land.

PART 2

COMMENCING for reference at a 1/2" iron pipe found on the north line of a tract of land described in a Warranty Deed with Vendor's Lien executed June 1, 1995 to Leslie M. Moore and Magdalena M. Rood, recorded in Volume 12451, Page 2251, Real Property Records of Travis County, Texas, at the termination of the east right-of-way line of South 2nd Street, a 40-foot wide right-of-way, and at the southwest corner of Lot A of said Ragland Subdivision;

THENCE, S 63°03'29" E, with the south line of said Lot A and the north line of said Moore/Rood tract, a distance of 17.93 feet to a calculated point;

THENCE, N 26°56'31" E, across said Lot A, a distance of 5.00 feet to 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,297.02, E=3,110,823.99, on the north line of a 5-foot wide sanitary sewer easement recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, and on the east line of a 10-foot wide sanitary sewer easement recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, for the southwest corner and the **POINT OF BEGINNING** of this tract;

THENCE, N 09°41'27" W, with the east line of said 10-foot wide sanitary sewer easement, a distance of 6.23 feet to a 60d nail set for the northwest corner of this tract;

THENCE, S 63°03'29" E, across said Lot A, a distance of 47.50 feet to a 60d nail set on the east line of said Lot A, and on the west line of Lot B of said Ragland Subdivision, for the northeast corner of this tract, from said point, a 5/8" iron pipe found on the south right-of-way line of Copeland Street, at the northeast corner of said Lot A and at the northwest corner of said Lot B, bears N 28°17'16" E, 153.16 feet;

Part 1 - 0.0004 Acre (17 Square Feet)

5118.51WE

Part 2 - 0.005 Acre (228 Square Feet)

Wastewater Easement

THENCE, S 28°17'16" W, with the east line of said Lot A and the west line of said Lot B, a distance of 5.00 feet to a 60d nail set on the north line of said 5-foot wide sanitary sewer easement, for the southeast corner of this tract, from said point, a 5/8" iron pipe found on the north line of said Moore/Rood tract, at the southeast corner of said Lot A and at the southwest corner of said Lot B, bears S 28°17'16" W, 5.26 feet;

THENCE, N 63°03'29" W, across said Lot A, with the north line of said 5-foot wide sanitary sewer easement, a distance of 43.67 feet to the **POINT OF BEGINNING** and containing 0.005 acre (228 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

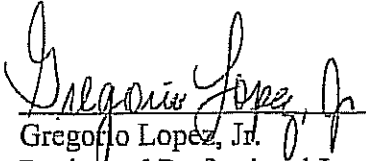
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

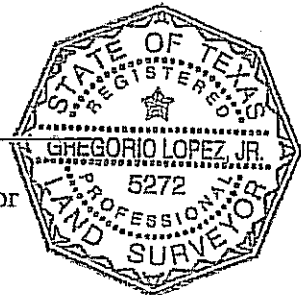
KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 22nd day of June, 2007, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas



REFERENCES


MAPSCO 2003 614H
Austin Grid No. MH-21

TCAD PARCEL ID NO. 01-0101-1135

MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

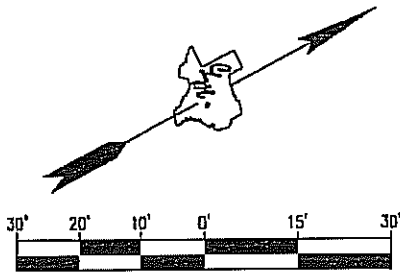
Part 1 - 0.0004 Acre (17 Square Feet)
Part 2 - 0.005 Acre (228 Square Feet)
Wastewater Easement

5118.51WE

FIELD NOTES REVIEWED
By:  Date: 6-27-07

Austin Clean Water Program
Survey Coordinator

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

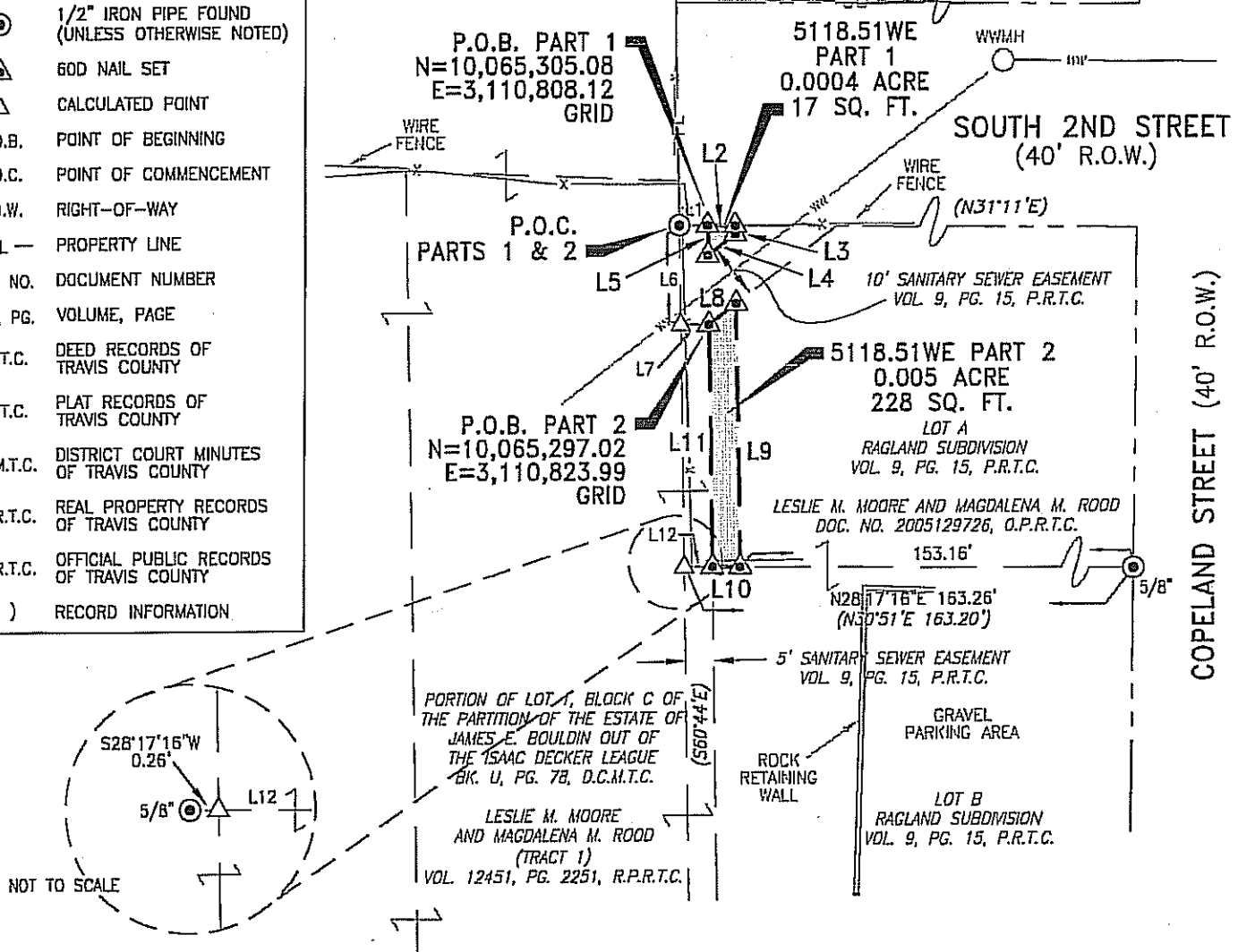
1"=30'

LEGEND

- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- △ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- PL — PROPERTY LINE
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- D.C.M.T.C. DISTRICT COURT MINUTES OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N28°22'12"E	5.00'
L2	N28°22'12"E	5.00'
L3	S63°03'29"E	1.50'
L4	S09°41'27"E	6.23'
L5	N63°03'29"W	5.34'
L6	S63°03'29"E	17.93'
L7	N26°56'31"E	5.00'
L8	N09°41'27"W	6.23'
L9	S63°03'29"E	47.50'
L10	S28°17'16"W	5.00'
L11	N63°03'29"W	43.67'
L12	S28°17'16"W	5.00'

LOT 1
JUDY FRANKLIN SUBDIVISION
BK. 55, PG. 79, P.R.T.C.
LESLIE M. MOORE AND MAGDELENA M. ROOD
DOC. NO. 2005083804, O.P.R.T.C.



BEARING BASIS:

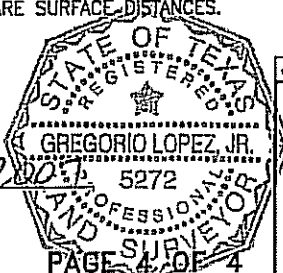
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

DATE: 6-22-07
REVISED BY: J. PARKER
MAI JOB NO.: 290-22-07
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\5 2ND\2902207\DWG\5118.51WE.dwg

Gregorio Lopez, Jr.
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

Date:



PAGE 4 OF 4



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512) 442-7875
FAX (512) 442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

June 8, 2007

Commonwealth Land Title Insurance Company
1717 West 6th Street, Suite 100
Austin, Texas 78703

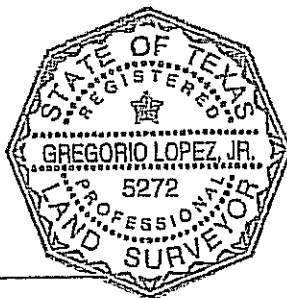
RE: GF. No. 2519002255
Parcel No. 5118.51WE
Leslie M. Moore and Magdalena M. Rood
1003 South 2nd Street
Austin, Texas 78704
Lot A, Ragland Subdivision
Volume 9, Page 15, Plat Records
of Travis County, Texas
TCAD Parcel ID. No. 01-0101-1135

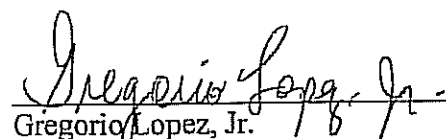
To All Parties Concerned:

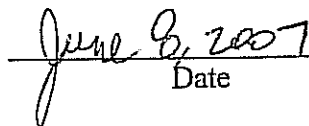
I have reviewed Schedule B of the title commitment from Commonwealth Land Title Insurance Company, Effective Date: September 26, 2006, for the above referenced parcel and the results are as follows:

- A) The 5-foot wide Sanitary Sewer Easement along the south property line as shown on the plat recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, *does not affect the proposed WE. (Item 10b)*
- B) The 10-foot wide Sanitary Sewer Easement across the southwesterly portion of this property as shown on the plat recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, *does not affect the proposed WE. (Item 10b)*

Sincerely,




Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas


Date



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

LESLIE M. MOORE AND
MAGDALENA M. ROOD

TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)

June 27, 2007

DESCRIPTION FOR PARCEL 5118.59TWSE

DESCRIPTION OF A 0.002 ACRE (100 SQUARE FOOT) TRACT OF LAND OUT OF LOT B, RAGLAND SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 15, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT B BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED SEPTEMBER 23, 1999 TO LESLIE M. MOORE AND MAGDALENA M. ROOD, RECORDED IN DOCUMENT NO. 1999118846, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.002 ACRE (100 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a calculated point on the north line of a tract of land described in a Warranty Deed with Vendor's Lien executed June 1, 1995 to Leslie M. Moore and Magdalena M. Rood, recorded in Volume 12451, Page 2251, Real Property Records of Travis County, Texas, at the southwest corner of said Lot B and at the southeast corner of Lot A of said Ragland Subdivision, from said point, a 5/8" iron pipe found, bears S 28°17'16" W, 0.26 feet;

THENCE, S 63°03'29" E, with the south line of said Lot B and the north line of said Moore/Rood tract, a distance of 27.27 feet to a calculated point;

THENCE, N 28°11'30" E, across said Lot B, a distance of 5.00 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,264.94, E=3,110,887.11, on the north line of a 5-foot wide sanitary sewer easement recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, for the southwest corner and the **POINT OF BEGINNING** of this tract;

THENCE, continuing across said Lot B, the following four (4) courses:

- 1) N 28°11'30" E, a distance of 5.00 feet to a 60d nail set for the northwest corner of this tract;
- 2) S 63°03'29" E, a distance of 20.00 feet to a calculated point for the northeast corner of this tract;

0.002 Acre (100 Square Feet)
Temporary Working Space Easement

5118.59TWSE

- 3) S 28°11'30" W, a distance of 5.00 feet to a calculated point on the north line of said 5-foot wide sanitary sewer easement, for the southeast corner of this tract;
- 4) N 63°03'29" W, with the north line of said 5-foot wide sanitary sewer easement, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.002 acre (100 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

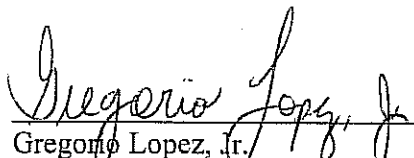
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

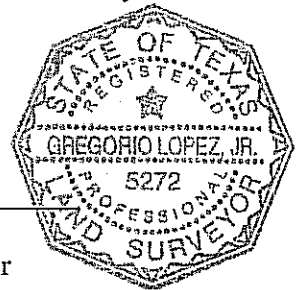
KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27th day of June, 2007, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES

MAPSCO 2003 614H
Austin Grid No. MH-21

TCAD PARCEL ID NO. 01-0101-1122

MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

0.002 Acre (100 Square Feet)
Temporary Working Space Easement

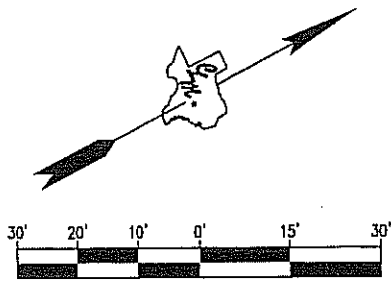
FIELD NOTES REVIEWED

By: P. Sam Date: 6-29-07

Austin Clean Water Program
Survey Coordinator

5118.59TWSE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

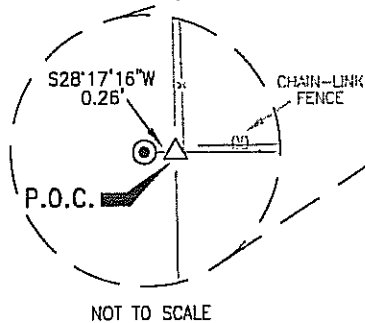
1"=30'

LOT 1
JUDY FRANKLIN SUBDIVISION
BK. 55, PG. 79, P.R.T.C.

LESLIE M. MOORE AND MAGDELENA M. ROOD
DOC. NO. 2005083804, O.P.R.T.C.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N28°11'30"E	5.00'
L2	N28°11'30"E	5.00'
L3	S63°03'29"E	20.00'
L4	S28°11'30"W	5.00'
L5	N63°03'29"W	20.00'

LEGEND	
⊙	5/8" IRON PIPE FOUND
▲	60D NAIL SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
— PL —	PROPERTY LINE
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.C.M.T.C.	DISTRICT COURT MINUTES OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION



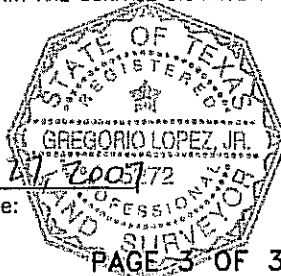
5118.59TWSE
0.002 ACRE
100 SQ. FT.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS)), COMBINED SCALE FACTOR = 1.00010. THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

Gregorio Lopez, Jr.
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 — State of Texas

Date:



PAGE 3 OF 3

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902207\DWG\5118.59TWSE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
★ ★ ★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

DATE: 6-27-07
DRAWN BY: ALM
MAJ JOB NO.: 290-22-07
REFERENCE: F.B. 410 & 472

COPELAND STREET (40' R.O.W.)

SOUTH 2ND STREET
(40' R.O.W.)

LOT A
RAGLAND SUBDIVISION
VOL. 9, PG. 15, P.R.T.C.

5' SANITARY SEWER EASEMENT
VOL. 9, PG. 15, P.R.T.C.

P.O.B.
N=10,065,264.94
E=3,110,887.11
GRID

LOT B AND VACATED 12' ALLEY
RAGLAND SUBDIVISION
VOL. 9, PG. 15, P.R.T.C.

LESLIE M. MOORE AND MAGDALENA M. ROOD
(TRACT 1)
DOC. NO. 1999118846, O.P.R.T.C.

GRAVEL
PARKING AREA

CONC.
RETAINING WALL

6" CMP

L4

L5

L3

L2

L1

(S60°44'E)

(S63°03'29"E)

27.27'

P.O.C.

WIRE FENCE

10' SANITARY SEWER EASEMENT

VOL. 9, PG. 15, P.R.T.C.

WWMH

CHAIN-LINK FENCE

02

02

02

02

02

02

02

02

02

02



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

June 8, 2007

Commonwealth Land Title Insurance Company
1717 West 6th Street, Suite 100
Austin, Texas 78703

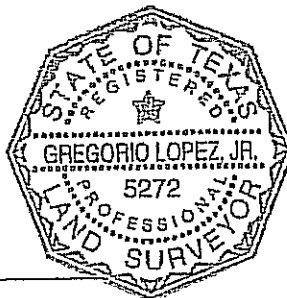
RE: GF. No. 2519002255
Parcel No. 5118.51WE
Leslie M. Moore and Magdalena M. Rood
1003 South 2nd Street
Austin, Texas 78704
Lot A, Ragland Subdivision
Volume 9, Page 15, Plat Records
of Travis County, Texas
TCAD Parcel ID. No. 01-0101-1135

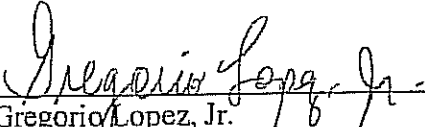
To All Parties Concerned:

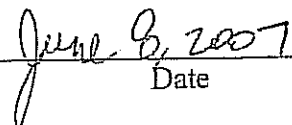
I have reviewed Schedule B of the title commitment from Commonwealth Land Title Insurance Company, Effective Date: September 26, 2006, for the above referenced parcel and the results are as follows:

- A) The 5-foot wide Sanitary Sewer Easement along the south property line as shown on the plat recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, *does not affect the proposed WE. (Item 10b)*
- B) The 10-foot wide Sanitary Sewer Easement across the southwesterly portion of this property as shown on the plat recorded in Volume 9, Page 15, Plat Records of Travis County, Texas, *does not affect the proposed WE. (Item 10b)*

Sincerely,




Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas


Date